

CDBG ELDERLY REPAIR PROGRAM
- Information -

What is the Elderly Home Repair Program? The purpose of this program is to provide financial and technical assistance to very low income elderly homeowners to repair and rehabilitate their homes. The nature of the repairs will primarily correct health and safety hazards, improve accessibility, comfort and conveniences. It is not the intent of this program to be a complete rehabilitation program, to provide normal maintenance or cosmetic housing repairs.

A grant up to a maximum \$4,000 may be awarded to qualified elderly homeowners for the purpose of making needed repairs on their home to enable them to remain living in their home for as long as possible. Priority will be given to those applicants in greatest social and economical need.

Who is Eligible for an Elderly Home Repair Program Grant? Eligibility Criteria - Property **must** be within Tucson City limits.

- A. Owner-Occupancy - **The applicant must be age 62 or older and be the owner/occupant of the home to be repaired.** Ownership may include: Possession of clear title, equity rights under contract, deed and mortgage, deed of trust, or life estate to a property. In certain instances involving probate cases, joint ownership where the property is not occupied by all owners, or ownership by a close relation (not an occupant), the definition of owner-occupant will include those applicants whose occupancy is perpetual and rent-free, where there is definite blood relationship between the applicant and the last recorded title holder.
- B. Income - An applicant's gross income must not be above the following income limits for the family sizes given below: (Income is figured before taxes and deductions and includes all permanent ongoing payments to the applicant household).

Family Size	Income	Family Size	Income
1	\$19,250	5	\$29,700
2	\$22,000	6	\$31,900
3	\$24,750	7	\$34,100
4	\$27,500	8	\$36,300

- C. Liquid Assets - Less than \$10,000 per household member. Assets are cash on hand, savings accounts, U.S. Savings Bonds, stocks and bonds, and other liquid assets available to the applicant. If an applicant's liquid assets exceed the asset limit, the applicant may still be eligible for the program; however, he will be required to use those funds (the amount over limit) to pay for repairs. For example, if a two person household has \$21,000 in liquid assets and needs repair costing \$4,200, the applicant will pay \$1000 and the project will pay \$3,200. Calculated as follows:

Applicant's liquid assets	\$ 21,000	Cost of Repair	\$ 4,200
Asset limit	\$-20,000	Assets over limit/paid by Applicant	\$-1,000
Asset amount over limit	\$ 1,000	Amount paid by Project	\$ 3,200

- D. Use of Other Sources of Assistance - If the homeowner is eligible for assistance from some other source, such as homeowner's insurance, the project will pay only the difference between the cost of the repair and the amount the homeowner may be eligible for from any other source.
- A. Applicant must not have previously received a Home Repair and Renovation Grant during past 5 years , live in a neighborhood target area where a rehabilitation grant is currently available to the applicant, or received a rehabilitation grant through a Community Development Block Grant funded program.

What Repairs are Eligible Under this Project?

Eligible Repairs

- Gas Leak - In the gas piping between the gas meter and any appliances.
- Water Leak - In the water piping between the water meter and any fixtures.
- Sewer Line - In the house sewer between the house and the point of disposal.
- Electrical - Repair of hazardous main electrical service and/or hazardous circuits into the home.
- Structural - Whenever any portion of the home or member of appurtenance is immediately likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.
- Replacement of Existing Furnace or Cooling System - When unit is no longer serviceable. Unserviceable refrigeration unit may be replaced with evaporative cooler, unless documentation can be provided that air conditioning is required for medical reasons.
- Existing Water Heater Replacement
- Leaking Roof Repairs and/or Replacement - Roof over main occupied residence may be eligible for repair or replacement if the extent of the leak is threatening to cause serious damage to the home, jeopardizing the health and safety of the occupants.
- Home Security Improvements, such items as security lights, metal security doors
- Special Conditions - All other emergencies threatening to life or health of the occupants not covered above, will be considered on a case-by-case basis.

Ineligible Repairs

- Appliance Repair - Including refrigerator, range and oven, clothes washer/dryer, garbage disposal, toaster, etc.
- Minor Plumbing - Repair of dripping faucets, running toilet tank, clogged drains, minor fixture leaks.
- Minor Electrical - Repair of electrical outlet, switch, or light fixture.
- General Mechanical - Furnace, evaporative cooler, air conditioning servicing in preparation for winter or summer. lighting and/or cleaning furnace, repairing or replacing plumbing, blower motor, pads and water distribution system.
- Home Security Improvements - Installation of window and door lock system, or alarm systems.
- Cosmetic and General Maintenance Repairs - Plastering, patching and painting, floor covering, door and hardware and other routine and ongoing maintenance work. General repairs to accessory structures, lean-to's, carports, garages and other amenities, window glass replacement.

Additional information may be obtained by telephone at 791-4636 or at Community Services Department, Community Development Division, Santa Rita Bldg. 310 N Commerce Park Loop, Tucson, AZ 85745.

“SI DESEA QUE SE LE EXPLIQUE EN ESPAÑOL ESTE DOCUMENTO, POR FAVOR LLAME AL TELEFONO 791-4636. CUANDO LLAME, POR FAVOR INDIQUE EL TITULO Y TEMA DEL DOCUMENTO. GRACIAS.”